

HUNTERS[®]

HERE TO GET *you* THERE



Aberdeen Road

Southampton, SO17 2LL

£1,550 Per Calendar Month



****STUDENT PROPERTY**** A lovely three bedroom, recently part- refurbished student house. Each double bedroom comes with double bed, desk/chair, wardrobe and chest of draws. The lounge is located on the ground floor towards the front with a fabric sofa, wood effect flooring, dinning table and chairs. A modern kitchen and bathroom completes the ground floor. This home further benefits from gas central heating, double glazing, garden and off road parking.



LOUNGE 10'7" x 11'6" (3.23 x 3.51)

Large Fabric Sofa, Table and 4 chairs, wood effect flooring, Double Glazed bay window to front.

BEDROOM 1 10'7" x 11'8" (3.23 x 3.56)

Double bed and mattress, Chest of drawers, Wardrobe, Shelving unit, Desk, Double glazed window to rear.

KITCHEN 6'7" x 8'0" (2.01 x 2.44)

A range of wall and base units, Sink and drainer, Stainless oven and electric flush mounted hob, Fridge freezer and additional storage in passageway to back door, Double glazed window to side.

BATHROOM 6'5" x 5'4" (1.96 x 1.63)

Close coupled white toilet, White Pedestal sink, Shower over bath, Tiled floor, Extractor fan, Stainless steel towel rail, Double glazed window to rear.

BEDROOM 2 14'2" x 11'7" (4.32 x 3.53)

Double bed and mattress, Wardrobe, Chest of drawers, Bedside cabinet, Desk, Double glazed window to front.

BATHROOM 2 4'5" x 8'3" (1.35 x 2.51)

Jack and Jill style doors provides access from both bedrooms. Vinyl floor, Close coupled toilet with dual flush, Wall mounted sink, Shower enclosure with thermostatic wall mounted mixer, large shower head, Extractor fan.

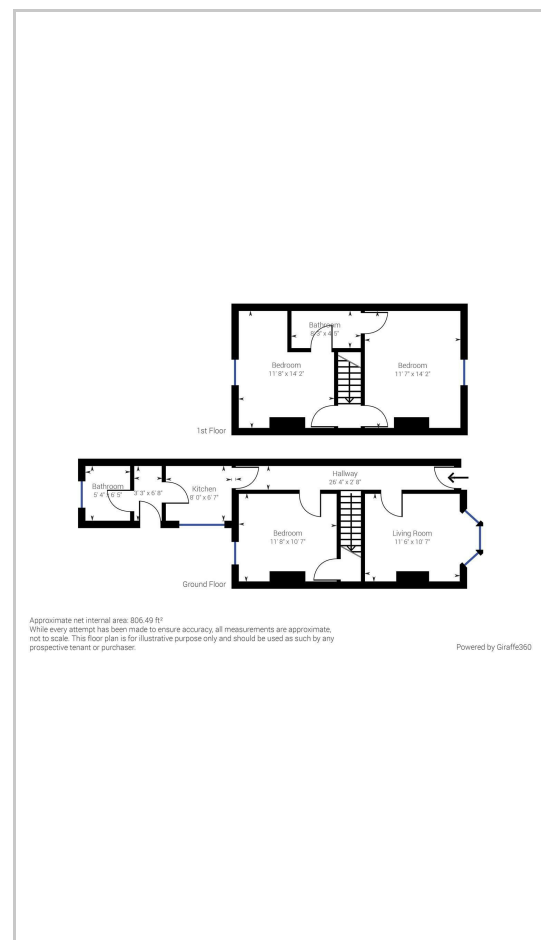
BEDROOM 3 14'2" x 11'8" (4.32 x 3.56)

Double bed and mattress, Wardrobe, Chest of drawers, Bedside cabinet, Desk, Double glazed window to rear.

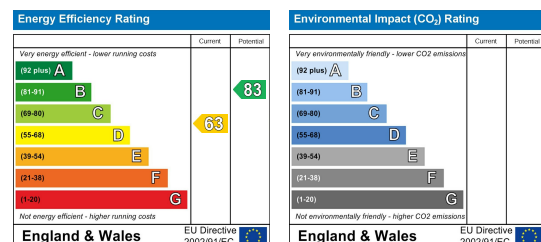
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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